

email: [jill@birdsestateagents.co.uk](mailto:jill@birdsestateagents.co.uk)



# BIRDS

## ESTATE AGENTS

62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL



tel: 01485 534560

29 AUSTIN STREET  
HUNSTANTON  
PE36 6AN

Guide Price: £225,000  
freehold  
no onward chain



A semi-detached two double bedroom cottage  
in a central location in the town.

ENTRANCE HALL • LOUNGE • CONSERVATORY •  
KITCHEN/BREAKFAST ROOM •  
FIRST FLOOR • TWO BEDROOMS • BATHROOM •  
Small Gardens. Street Parking Only.

• **GAS CENTRAL HEATING** •

**SERVICES:** All mains connected.  
**COUNCIL TAX BAND:** 'B' (£1068.19 2007/08)

**TO VIEW:** PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

29 Austin Street is a two storey carstone cottage semi-detached to a larger building that is divided into flats, in a popular area of the town a short walk to the High Street, Sensory Garden and sea-front. Hunstanton is a popular Victorian sea side town on the shores of the Wash, it has a variety of amenities, restaurants, hotels, two golf courses, infant, junior and secondary schools. Kings Lynn is 13 miles with a main line railway station to Cambridge and Kings Cross, regular bus service along the coast to Wells-next-the-Sea and to Kings Lynn.

## GROUND FLOOR

**Entrance Hall:** 6' max width (1.82)

radiator, useful under stairs store cupboard.

**Lounge:** 16'10"x13'10" (5.13x4.21)

2 radiators, double glazed door to...

**Conservatory:** 10'x5' (3.04x1.52)

south facing overlooking the garden, upvc construction and door to outside.

**Kitchen/Breakfast Room:** 13'x9' (3.96x2.74)

range of cream coloured base and wall units, work surfaces with tiled surrounds and inset stainless steel sink, plumbing for a washing machine, electric cooker, radiator.

## FIRST FLOOR

**Galleried Landing:**

radiator, Airing Cupboard with gas boiler.

**Bedroom 1:** 13'6"x10'6" max (4.11x3.20)

radiator.

**Bedroom 2:** 13'2"x9'3" (4.01x2.81)

radiator.

**Bathroom:** 10'5"x5'10" (3.17x1.72)

white suite comprising a panelled bath with 'Mira Sport' electronic shower over and fully tiled surround, pedestal hand basin, wc, towel radiator, extractor fan.

## OUTSIDE

Small front garden area and south facing rear garden with neighbours rights of access to read gas meters and fire exit.



Floor Plan  
for Identification Purposes Only  
Not to Scale

